

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

Michelle Olah

Debtor

Lakeview Loan Servicing LLC

Movant

vs.

Michelle Olah

Respondent

Natalie Lutz Cardiello, Trustee

Additional Respondent

Case No. 19-24140-GLT

CHAPTER 7

Hearing Date: 2/20/20 at 10:00 a.m.

**ORDER OF COURT**

AND NOW, this 19th day of February 2020, Debtor having filed no objection to the Motion for Relief from the Automatic Stay, and the Chapter 7 Trustee and counsel for the Movant having consented hereto, it is hereby ORDERED that the Motion for Relief from Stay filed in the above matter be and hereby is hereby GRANTED, and Movant is granted relief from the automatic stay under 11 U.S.C. § 362 with respect to the subject premises located at 5501 Thelma Avenue, South Park, PA 15129 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem state court remedies, provided, however, that this Order shall become effective the earlier of August 21, 2020 or the date on which the Trustee files a Report of No Distribution.

The hearing scheduled for February 20, 2020 at 10:00 a.m. is **cancelled**.

BY THE COURT:

  
U.S. Bankruptcy Judge jah

Consented to by:

/s/ Natalie Lutz Cardiello, Esquire

Natalie Lutz Cardiello Esquire

Chapter 7 Trustee

107 Huron Drive

Carnegie, PA 15106

Phone: 412-276-4043

ncardiello@comcast.net

/s/ James C. Warmbrodt, Esquire

James C. Warmbrodt, Esquire

Attorney for Movant

KML Law Group, P.C.

701 Market Street, Suite 5000

Philadelphia, PA 19106

Phone: 215-627-1322

jwarmbrodt@kmlawgroup.com

**Certificate of Notice Page 3 of 4**  
 United States Bankruptcy Court  
 Western District of Pennsylvania

In re:  
 Michelle Olah  
 Debtor

Case No. 19-24140-GLT  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: agro  
 Form ID: pdf900

Page 1 of 2  
 Total Noticed: 17

Date Rcvd: Feb 19, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 21, 2020.

db +Michelle Olah, 1700 Patrick Place, Apartment T20, South Park, PA 15129-9258  
 aty +Natalie Lutz Cardiello, 107 Huron Drive, Carnegie, PA 15106-1826  
 r +BK Global Real Estate Services and Exp Realty, LLC, 1653 McFarland Road,  
 Pittsburgh, PA 15216-1810  
 15172698 American Express National Bank, c/o Becket and Lee LLP, PO Box 3001,  
 Malvern PA 19355-0701  
 15145373 +Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540  
 15145375 +Honorable Michael W. Thatcher, 343 Old Curry Hollow Road, Pittsburgh, PA 15236-4608  
 15145377 Matthew W. Pomy, Esquire, Weltman, Weinberg & Reis Co., LPA, 437 7th Ave., Suite 2500,  
 Pittsburgh, PA 15219-1842  
 15145378 +North Shore Agency, PO Box 9205, Old Bethpage, NY 11804-9005

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

cr +E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 20 2020 03:45:29  
 PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
 15145374 +E-mail/Text: ccusa@ccuhome.com Feb 20 2020 03:37:17 Credit Collections USA, LLC,  
 Attn: Bankruptcy, 16 Distributor Drive Ste 1, Morgantown, WV 26501-7209  
 15145376 E-mail/Text: camanagement@mtb.com Feb 20 2020 03:38:35 M & T Bank, Attn: Bankruptcy,  
 Po Box 844, Buffalo, NY 14240  
 15145379 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 20 2020 03:45:29  
 Portfolio Recovery, Attn: Bankruptcy, 120 Corporate Blvd, Norfolk, VA 23502  
 15176652 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Feb 20 2020 03:45:29  
 Portfolio Recovery Associates, LLC, POB 12914, Norfolk VA 23541  
 15145380 +E-mail/Text: bankruptcy@sccompanies.com Feb 20 2020 03:39:59 Seventh Avenue,  
 Attn: Bankruptcy, 1112 7th Avenue, Monroe, WI 53566-1364  
 15169360 +E-mail/Text: bankruptcy@sccompanies.com Feb 20 2020 03:39:59 Seventh Avenue,  
 c/o Creditors Bankruptcy Service, P.O. Box 800849, Dallas, TX 75380-0849  
 15145688 +E-mail/PDF: gecsed@recoverycorp.com Feb 20 2020 03:45:23 Synchrony Bank,  
 c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
 15177444 E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Feb 20 2020 03:45:36 Verizon,  
 by American InfoSource as agent, PO Box 4457, Houston, TX 77210-4457

TOTAL: 9

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

cr Lakeview Loan Servicing LLC  
 15145381\* +Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540  
 15145382\* +Credit Collections USA, LLC, Attn: Bankruptcy, 16 Distributor Drive Ste 1,  
 Morgantown, WV 26501-7209  
 15145383\* +Honorable Michael W. Thatcher, 343 Old Curry Hollow Road, Pittsburgh, PA 15236-4608  
 15145384\* ++M&T BANK, LEGAL DOCUMENT PROCESSING, 626 COMMERCE DRIVE, AMHERST NY 14228-2307  
 (address filed with court: M & T Bank, Attn: Bankruptcy, Po Box 844, Buffalo, NY 14240)  
 15145385\* Matthew W. Pomy, Esquire, Weltman, Weinberg & Reis Co., LPA, 437 7th Ave., Suite 2500,  
 Pittsburgh, PA 15219-1842  
 15145386\* +North Shore Agency, PO Box 9205, Old Bethpage, NY 11804-9005  
 15145387\* ++PORTFOLIO RECOVERY ASSOCIATES LLC, PO BOX 41067, NORFOLK VA 23541-1067  
 (address filed with court: Portfolio Recovery, Attn: Bankruptcy, 120 Corporate Blvd,  
 Norfolk, VA 23502)  
 15145388\* +Seventh Avenue, Attn: Bankruptcy, 1112 7th Avenue, Monroe, WI 53566-1364

TOTALS: 1, \* 8, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
 pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 21, 2020

Signature: /s/Joseph Speetjens

District/off: 0315-2

User: agro  
Form ID: pdf900

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Total Noticed: 17

Date Rcvd: Feb 19, 2020

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### CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 19, 2020 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Lakeview Loan Servicing LLC bkgroup@kmlawgroup.com  
Natalie Lutz Cardiello on behalf of Trustee Natalie Lutz Cardiello ncardiello@comcast.net,  
ncardiello@ecf.axosfs.com  
Natalie Lutz Cardiello ncardiello@cardiello-law.com, ncardiello@ecf.axosfs.com  
Natalie Lutz Cardiello on behalf of Attorney Natalie Lutz Cardiello  
ncardiello@cardiello-law.com, ncardiello@ecf.axosfs.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Rebeka Seelinger on behalf of Debtor Michelle Olah rebeka@seelingerlaw.com

TOTAL: 6